

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Town Planning – Kothagudem Municipality – Certain variation to the sanctioned Master Plan of Kothagudem - Change of land use from Public and Semi Public (Park) use zone (36.44 Acs) and Mining use zone (565.00 Acs) to Residential use in Sy.Nos.141, 142 and 143 of Government Lands to an extent of 601.44 Acres, reduction of two proposed Master Plan roads i.e., 100 feet to 60 feet; 80 feet to 20 feet and designation of the deleted portion of the road for Residential use, deletion of 50 feet wide Master Plan road and designation of the deleted portion of the road for Residential use and widening of existing 30 feet wide road to 50 feet wide in Kothagudem Municipality – Draft Variation – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

**G.O.Ms.No.538**

**Dated the 1<sup>st</sup> August, 2008.**

Read the following:-

1. G.O.Ms.No.407 MA., dated 24.9.1975.
2. From the Municipal Commissioner, Kothagudem Municipality, Letter Roc.No.G1/367/2005, dated 9.8.2005 addressed to the Director of Town and Country Planning, Hyderabad.
3. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.7246/2005/W, dated 26.10.2005.
4. From the District Collector, Khammam, Letter Rc.No.E3/561/2000, dated 24.11.2005.
5. Government Memo. No.23262/H1/2005-1, Municipal Administration and Urban Development Department, dated 6.12.2005.
6. From Sri Vanama Venkateshwara Rao, Hon'ble MLA., Kothagudem Constituency, Khammam District, Letter dated 21.1.2006.
7. Government Memo. No.23262/H1/2005-2,3 and 4, Municipal Administration and Urban Development Department, dated 14.3.2006, 5.7.2006 and 19.4.2007.
8. From the Municipal Commissioner, Kothagudem Municipality, Letter Roc.No.G1/367/2005-07, dated 11.10.2007 addressed to the Director of Town and Country Planning, Hyderabad.
9. Government Memo. No.23262/H1/2005-5, Municipal Administration and Urban Development Department, dated 7.11.2007.
10. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.7246/2005/W, dated 22.5.2008.
11. Government Memo. No.23262/H1/2005-6, Municipal Administration and Urban Development Department, dated 16.6.2008.
12. From the Commissioner of Printing, A.P., Extraordinary Gazette No.348, Part-I, dated 18.6.2008.

---o0o---

**ORDER:**

The draft variation to the Kothagudem General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 407 MA., dated 24.9.1975 was issued in Government Memo. No. 23262/H1/2005-6, Municipal Administration and Urban Development Department, dated 16.6.2008 and published in the Extraordinary issue of A.P. Gazette No. 348, Part-I, dated 18.6.2008. No objections and suggestions have been received from the public within the stipulated period. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**S.P.SINGH,  
PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Hyderabad.

...2.

::2::

The Director of Town and Country Planning, Hyderabad.  
The Regional Deputy Director of Town Planning, Warangal.  
The Municipal Commissioner, Kothagudem Municipality, Khammam District.

Copy to:

The individual through the Municipal Commissioner, Kothagudem Municipality, Khammam District.  
The District Collector, Khammam District.  
The Revenue (ASN.POT) Department.  
The Private Secretary to M(MA&UD)  
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Kothagudem Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 348, Part-I, dated 18.6.2008 as required by clause (b) of the said section.

**Variation - I**

The site in Sy.No.142 (New Gollagudem) of Kothagudem Municipality to an extent of Ac.5.00 cents, the boundaries which are shown in the schedule below which is presently earmarked for Public Open Space (Park ) use zone as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No.407 MA., dated 24.9.1975, is designated for Residential use zone as marked “**A1, B1, C1, D1**” shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town, **subject to the condition that the Master Plan road shall be maintained.**

**Schedule of Boundaries for the site marked as “A1, B1, C1 & D1”**

**(from Public Open Space (Park ) use zone to Residential use zone)**

- North : Existing residential houses (covered in Residential land use zone as per sanctioned Master Plan)
- East : Existing residential houses (covered in Residential land use zone as per sanctioned Master Plan)
- South : Existing residential houses (covered in Residential land use zone as per sanctioned Master Plan)
- West : Public Open Space / Park use as per the sanctioned Master Plan.

**Variation – II**

The site in Sy.No.142 (Abandoned Railway Track at Gollagudem) of Kothagudem Municipality to an extent of Ac.13.50 cents, the boundaries which are shown in the schedule below which is presently earmarked for Public Open Space (Park ) use zone as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No.407 MA., dated 24.9.1975, is designated for Residential use zone as marked “**A2, B2, C2, D2, E2, F2, G2, H2, I2, J2 and K2**” shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town.

**Schedule of Boundaries for the site marked as  
“A2, B2, C2, D2, E2, F2, G2, H2, I2, J2 and K2”**

**(from Public Open Space (Park ) use zone to Residential use zone)**

- North : Existing 20 feet wide road.
- East : Proposed 50 feet wide Master Plan road (existing 20 fet wide road) and Residential use zone as per Master Plan.
- South : Railway line (Dornakal – Bhadrachalam road)
- West : Existing residential houses (covered in Residential land use zone as per the sanctioned Master Plan and also Public Open Space as per sanctioned Master Plan)

**Variation – III**

The site in Sy.No.142 (Medera Basthi) of Kothagudem Municipality to an extent of Ac.9.30 cents, the boundaries which are shown in the schedule below which is presently earmarked for Public Open Space (Park ) use zone as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No.407 MA., dated 24.9.1975, is designated for Residential use zone as marked “H2, F2, C3 and D3” shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town, **subject to the condition that sufficient distance (100 feet) shall be maintained from the Railway boundary.**

**Schedule of Boundaries for the site marked as “H2, F2, C3 and D3”**

(from Public Open Space (Park ) use zone to Residential use zone)

- North : Proposed 80 feet wide Master Plan road with 20 feet wide existing road.
- East : Existing residential houses (covered in Residential land use zone as per the sanctioned Master Plan).
- South : Proposed 40 feet wide Master Plan road (existing 40 feet wide road)
- West : Public Open Space / Park use as per the sanctioned Master Plan.

**Draft Variation – IV**

The site in Sy.No.143 (Ramatalkies Area, Gandhi Nagar, G.B.Basthi, Goutham Nagar etc.,) of Kothagudem Municipality to an extent of 565 Acres, the boundaries which are shown in the schedule below which is presently earmarked for area for Mining use zone as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No.407 MA., dated 24.9.1975, is designated for Residential use zone as marked “A4, B4, C4, D4, E4, F4, G4, H4, I4, J4, K4, L4, M4, N4, O4, P4, Q4, R4, S4, T4, U4, V4, W4, X4, Y4, Z4, AA4, AB4, & AC4” shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town.

**Schedule of Boundaries for the site marked as  
“A4, B4, C4, D4, E4, F4, G4, H4, I4, J4, K4, L4, M4, N4, O4, P4, Q4, R4, S4,  
T4, U4, V4, W4, X4, Y4, Z4, AA4, AB4, & AC4”**

(from area earmarked for Mining use zone to Residential use zone)

- North : The boundary of change of land use site starts at corner point at Budidagadda on 60 feet wide road runs along 60 feet wide Master Plan road towards Eastern side runs along 50 feet and 80 feet up to 100 feet wide Master Plan by pass road and flows towards North and runs along 100 feet wide Master Plan road up to Municipal limits at Murredu vagu and towards East and runs along the boundaries Murredu Vagu to Murredu Vagu and Tella Vagu Junction point.
- East : Starts from the above point and runs towards Southern direction and runs along the Municipal limits boundary and all along Tella Vagu up to 100 feet wide Master Plan road (Kothagudem – Vijayawada road)
- South : Starts from the above and runs towards Western direction along 100 feet wide Master Plan road (Vijayawada road) up to SCCo Head Office Junction and further runs along 100 feet wide Master Plan road (Rama Talkies road) up to Under Bridge Road.
- West : Starts from the above point turns towards Northern direction AC 4 to A4 turns towards Northern direction again and run along the 50 feet wide Master Plan road up to 100 feet wide Master Plan road crossing at Budidagadda (E4, F4, G4).

**Variation – V**

The site in Sy.No.141 (Chaman Basthi) of Kothagudem Municipality to an extent of Ac.8.64 cents, the boundaries which are shown in the schedule below which is presently earmarked for Public Open Space (Park) use zone as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No.407 MA., dated 24.9.1975, is designated for Residential use zone as marked “A5, B5, C5, D5” shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town, subject to the condition that the Master Plan roads shall be maintained.

**Schedule of Boundaries for the site marked as “A5, B5, C5, D5”**

**(from Public Open Space (Park ) use zone to Residential use zone)**

- North : Residential land use zone as per the same Master Plan belong proposed 40 feet wide Master Plan road.
- East : Junction point at proposed 40 feet wide existing Ramalayam road.
- South : Existing 40 feet, proposed 40 feet wide Master Plan road and existing 40 feet wide road (Ramalayam road).
- West : Residential land use zone as per the sanctioned Master Plan.

**Variation – VI**

The 100 feet wide Rama Talkies Master Plan road (length 1.15 KM) in Kothagudem Municipality as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No.407 MA., dated 24.9.1975, is designated for Residential use zone as marked “A-A1” shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town, subject to the condition that the Master Plan roads shall be maintained.

**Schedule of Boundaries for the reduction of road width from 100 feet to 60 feet wide marked as “A-A1”**

- North : North side of Road “Area under Mining” as per the sanctioned Master Plan. (Existing shops and residential buildings)
- East : Singareni Collieries Head Office Junction.
- South : Southern side of road is Residential land use as per the sanctioned Master Plan. (Existing shops and residential buildings)
- West : Under bridge junction point on 100 feet wide Master Plan road.

**Variation – VII**

The 80 feet wide Safai Basthi Master Plan road (length 1.10 KM) in Kothagudem Municipality as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No.407 MA., dated 24.9.1975, is reduced to 20 feet (from old Bus Depot to Municipal limits) and the reduced portion of the road is designated for Residential use zone as marked “B-B1” shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town.

**Schedule of Boundaries for the reduction of road width from 80 feet to 20 feet wide marked as “B-B1”**

- North : Municipal limits boundaries (Northern side of road, Residential land use area and Agricultural land use area as per the sanctioned Master Plan partly covered with existing houses and vacant lands).
- East : Old Bus Depot Junction (80 feet wide road)
- South : Southern side of the road in Residential land use and Public Open Space as per the sanctioned Master Plan and covered with existing houses)
- West : 80 feet wide road (Municipal limits boundary junction).

::5::

### Variation – VIII

The 50 feet wide Gandhi Nagar Master Plan road (length 0.75 KM) in Kothagudem Municipality as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No.407 MA., dated 24.9.1975, is deleted and the deleted portion of the road is designated for Residential use zone as marked “C-C1” shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town.

#### Schedule of Boundaries for the deletion of 50 feet wide

##### Gandhi Nagar Master Plan road marked as “C-C1”

- North : Junction point on 80 feet wide road at Budidagadda.  
East : Existing residential houses (covered area under mining land use zone as per the sanctioned Master Plan road)  
South : Junction point meeting at 60 feet wide Master Plan road at Government High School at Budidagadda.  
West : Existing houses (covered under Residential land use as per the sanctioned Master Plan)

### Variation – IX

The existing 30 feet wide Master Plan road (P-P1) (length 0.75 KM approximately) in Kothagudem Municipality as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No.407 MA., dated 24.9.1975, is now proposed to be widened to 50 feet wide as marked “P-P1” shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town.

#### Schedule of Boundaries for the proposed 50 feet wide Master Plan road marked as “P-P1”

- North : Junction point on 80 feet wide Master Plan road.  
East : Residential land use as per the Master Plan.  
South : Junction point on 60 feet wide Master Plan road.  
West : Residential land use as per the Master Plan.

#### All the above draft variations are subject to the following conditions; namely:-

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use / deletion of proposed master plan road shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The change of land use / reduction of proposed Master Plan roads / deletion of proposed master plan road / widening of proposed Master Plan roads shall not be used as the proof of any title of the land.
8. The change of land use / reduction of proposed Master Plan roads / deletion of proposed master plan road / widening of proposed Master Plan roads shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

S.P.SINGH,  
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER